

028.0

0003

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,002,500 / 1,002,500

USE VALUE: 1,002,500 / 1,002,500

ASSESSED: 1,002,500 / 1,002,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 23 | | OXFORD ST, ARLINGTON |

| OWNERSHIP | | Unit #: |
|-----------|-----------------------|---------|
| Owner 1: | KOURKOULOS CHRISTOS L | |
| Owner 2: | KOURKOULOS MARIA A | |
| Owner 3: | | |

| | |
|-----------|--------------|
| Street 1: | 23 OXFORD ST |
| Street 2: | |

| | |
|----------|-----------|
| Twn/Cty: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

| | |
|----------------|-------------------------------|
| PREVIOUS OWNER | |
| Owner 1: | KOURKOULOS CHRISTOS L-ETAL - |
| Owner 2: | KOURKOULOS MARIA A/TRUSTEES - |

| | |
|-----------|--------------|
| Street 1: | 23 OXFORD ST |
| Twn/Cty: | ARLINGTON |
| St/Prov: | MA |

| | |
|---------|-------|
| Postal: | 02474 |
| Cntry: | |

| | |
|--|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains 7,170 Sq. Ft. of land mainly classified as Two Family with a Colonial Building built about 1921, having primarily Vinyl Exterior and 2683 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms. | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |

| | |
|--------|----------|
| Amount | Com. Int |
| | |

| | |
|------------------|-----------|
| PROPERTY FACTORS | |
| Item | Code |
| Z | R2 |
| o | TWO FAMIL |
| n | 100 |
| Census: | |
| Flood Haz: | |
| D | |
| s | |
| t | |

| | |
|--------|--|
| Exempt | |
| | |

| | |
|--------|---|
| Topo | 1 |
| Street | |

| | |
|------|--|
| Gas: | |
| | |

| | |
|--------------------|-------------|
| LUC Fact | No of Units |
| Depth / PriceUnits | |

| | |
|-----------|-----------|
| Unit Type | Land Type |
| LT Factor | |

| | |
|------------|------------|
| Base Value | Unit Price |
| Adj | Neigh |

| | |
|-------------|-----------|
| Neigh Influ | Neigh Mod |
| Infl 1 | % |

| | |
|--------|---|
| Infl 2 | % |
| Infl 3 | % |

| | |
|-----------------|-----------|
| Appraised Value | Alt Class |
| | % |

| | |
|-----------|-----------|
| Spec Land | J Code |
| Fact | Use Value |

| |
|-------|
| Notes |
| |

| | | | | | | | |
|----------------------|-------------------|-----------------|------------|--------------------------|----------------|------------|----------------|
| Total AC/Ha: 0.16460 | Total SF/SM: 7170 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 508,078 | Spl Credit | Total: 508,100 |
|----------------------|-------------------|-----------------|------------|--------------------------|----------------|------------|----------------|

| IN PROCESS APPRAISAL SUMMARY | | | | | | | Legal Description | | | User Acct |
|------------------------------|-----------|----------------|------------|------------|-------------|--|-------------------|--|--|-----------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | | | | | 19517 |
| 104 | 7170.000 | 489,300 | 5,100 | 508,100 | 1,002,500 | | | | | GIS Ref |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | Insp Date |
| | | | | | | | | | | 10/14/17 |

| | | | | | | |
|--------------|-----------------|---------|--------------------------------|---------|----------------|------------------|
| Total Card | 0.165 | 489,300 | 5,100 | 508,100 | 1,002,500 | Entered Lot Size |
| Total Parcel | 0.165 | 489,300 | 5,100 | 508,100 | 1,002,500 | Total Land: |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 373.68 | /Parcel: 373.6 | Land Unit Type: |
| | | | | | | |

| | | |
|-----------|-------------------|----------------|
| Parcel ID | 028.0-0003-0014.0 | Date |
| | | 12/18/2019 |
| | | 1/3/2019 |
| | | 12/20/2017 |
| | | 1/3/2017 |
| | | 12/11/2014 |
| | | 12/16/2013 |
| | | 12/13/2012 |
| | | 12/10/2012 |
| | | 01/31/18 |
| | | 12/11:56 |
| | | apro |
| | | 2358 |
| | | ASR Map: |
| | | Fact Dist: |
| | | Reval Dist: |
| | | Year: |
| | | LandReason: |
| | | BldReason: |
| | | CivilDistrict: |
| | | Ratio: |

| PREVIOUS ASSESSMENT | | TAX DISTRICT | | PAT ACCT. | | | | | | |
|---------------------|-----|--------------|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 104 | FV | 489,200 | 5100 | 7,170. | 508,100 | 1,002,400 | 1,002,400 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 371,200 | 5100 | 7,170. | 539,800 | 916,100 | 916,100 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 370,300 | 5100 | 7,170. | 393,800 | 769,200 | 769,200 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 370,300 | 5100 | 7,170. | 343,000 | 718,400 | 718,400 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 370,300 | 5100 | 7,170. | 292,100 | 667,500 | 667,500 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 362,300 | 5100 | 7,170. | 285,800 | 653,200 | 653,200 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 362,300 | 5100 | 7,170. | 235,000 | 602,400 | 602,400 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 362,300 | 5100 | 7,170. | 223,600 | 591,000 | 591,000 | | 12/13/2012 |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | |
|------------------|--------|----------|-----------|-----------|------------|----------|------------|--------------------|--|----------------------|--------------|-----|---------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | | Date | Result | By | Name |
| 6/25/2015 | 808 | Solar Pa | 18,000 | 6/25/2015 | | G10 | GR FY10 | Install 28 solar p | | 10/14/2017 | MEAS&NOTICE | KB | Kevin B |
| 9/3/2008 | 986 | Addition | 124,000 C | | | G10 | GR FY10 | 2ND KIT, 19X17 FFL | | 1/30/2009 | Meas/Inspect | 372 | PATRIOT |
| | | | | | | | | | | 3/16/2000 | Inspected | 263 | PATRIOT |
| | | | | | | | | | | 2/16/2000 | Measured | 264 | PATRIOT |
| | | | | | | | | | | 8/12/1993 | | AJS | |

| | | | |
|-------|--------------------------------|---|---|
| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|

| | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------------------|-----------------------|------------------|-------------------------|-------------------|----------------|--------------------------------------|-------------------------|---------------------------------|---------|---------|---|--|-----------|------------|--------------|--------------|--------|---------|--------|----|-------|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | |
| Type: 6 - Colonial | Sty Ht: 2A - 2 Sty +Attic | (Liv) Units: 2 | Total: 2 | Full Bath: 1 | Rating: Good | A Bath: | Rating: | OF=SINK IN BMT. | | | | 17 | WDK | FFL | BMT | (312) | | | | | | | |
| Foundation: 3 - BrickorStone | Frame: 1 - Wood | Prime Wall: 4 - Vinyl | Sec Wall: | 3/4 Bath: 2 | Rating: Good | A 3QBth: | Rating: | 1/2 Bath: 1 | Rating: Good | A HBth: | Rating: | 24 | 18 | | | | | | | | | | |
| | | | % | OthrFix: 1 | Rating: Fair | OTHER FEATURES | 1st Res Grid Desc: Line 1 # Units: 1 | | | | 1 | SFL | 4 | WDK | WDK | | | | | | | | |
| Roof Struct: 3 - Gambrel | Roof Cover: 1 - Asphalt Shgl | Color: YELLOW | | Kits: 2 | Rating: Very Good | A Kits: | Rating: | Level | FY LR DR D K FR RR BR FB HB L O | 12 | SFL | 6 | WDK | (12) | | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Average | Other | | Upper | | 12 | FFL | 6 | WDK | (24) | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | Lvl 2 | | Lvl 1 | | 11 | BMT | BF | P2 | (72) | | | | | | | | | |
| Grade: C - Average | Year Blt: 1921 | Eff Yr Blt: | | Totals | RMS: 9 | BRs: 4 | Baths: 1 | HB: 1 | | 26 | UAT | SFL | FFL | BMT | (832) | | | | | | | | |
| Alt LUC: | Alt %: | Jurisdct: G10 | Fact: . | Location: | | REMODELING | RES BREAKDOWN | | | | 10 | EFP | (90) | | | | | | | | | | |
| Const Mod: | Lump Sum Adj: | | | Total Units: | Floor: | Exterior: | No Unit | RMS | BRs | FL | 9 | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | % Own: | Name: | Interior: | 1 | 5 | 2 | 1 | 4 | | | | | | | | | | | | |
| Avg Ht/FL: STD | Prim Int Wall: 2 - Plaster | Sec Int Wall: | % | Special: | Override: | Additions: | 1 | 4 | 2 | 1 | | | | | | | | | | | | | |
| Partition: T - Typical | Prim Floors: 3 - Hardwood | Sec Floors: | % | Total: 10.8 | % | Kitchen: | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | Subfloor: | Bsmnt Gar: | | | | Baths: | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | Insulation: 2 - Typical | Int vs Ext: S | | | | Plumbing: | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | Heat Type: 5 - Steam | # Heat Sys: 1 | | | | Electric: | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | % Solar HW: NO | Central Vac: Yes | | | Heating: | | | | | | | | | | | | | | | | | |
| % Com Wall: | % Sprinkled: | | | | | General: | 2 | 9 | 4 | | | | | | | | | | | | | | |
| CALC SUMMARY | | | | COMPARABLE SALES | | | | SUB AREA | | | | SUB AREA DETAIL | | | | | | | | | | | |
| | | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | |
| | | | | | | | | | | | | BMT | Basement | 1,216 | 58,000 | 70,527 | BMT | 100 | RRM | 50 | A | | |
| | | | | | | | | | | | | FFL | First Floor | 1,216 | 145,910 | 177,427 | SFL | 95 | | | | | |
| | | | | | | | | | | | | SFL | Second Floor | 859 | 145,910 | 125,308 | | | | | | | |
| | | | | | | | | | | | | WDK | Deck | 348 | 8,960 | 3,118 | | | | | | | |
| | | | | | | | | | | | | UAT | Upper Attic | 208 | 58,360 | 12,140 | | | | | | | |
| | | | | | | | | | | | | EFP | Enclos Porch | 114 | 51,600 | 5,883 | | | | | | | |
| | | | | | | | | | | | | OPP | Open Porch | 40 | 44,430 | 1,777 | | | | | | | |
| | | | | | | | | | | | | Net Sketched Area: 4,001 Total: 396,180 | | | | | | | | | | | |
| | | | | | | | | | | | | Size Ad | 2074.7999 | Gross Are | 4670 | FinArea | 2683 | | | | | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | Year: | Color: | IMAGE | | | | AssessPro Patriot Properties, Inc | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | PARCEL ID | 028.0-0003-0014.0 | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | |
| 3 | Garage | D | Y | 1 | 20X20 | A | AV | 1930 | | 21.25 | T | 40 | 104 | | | 5,100 | | 5,100 | | | | | |
| More: N | | | | Total Yard Items: 5,100 | | | | Total Special Features: | | | | Total: 5,100 | | | | | | | | | | | |